

# EXHIBIT 12



61 2023 00191263

Nassau County  
Maureen OConnell  
County Clerk  
Mineola, NY 11501

Ref ID#: ML 23 000545

Instrument Number: 2023- 00191263

As

L12 - MECHANICS LIEN

Recorded On:

Parties: December 21, 2023

TO LIBERTY ELEVATOR CORP  
G & I I X JERICO PLAZA LLC

Num Of Pages:

Recorded By: MASTER CREDIT CONSULTANTS

Comment:

**\*\* Examined and Charged as Follows: \*\***

L12 - MECHANICS LIEN 15.00 Blocks - \$300 300.00

Recording Charge: 315.00

Property Description:

Line	Section	Block	Lot	Unit	Town Name
1	11	355	32		OYSTER BAY
2	11	355	36		OYSTER BAY
3	11	355	37		OYSTER BAY

**\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\***

I hereby certify that the within and foregoing was recorded in the Clerk's Office For: Nassau County, NY

File Information:

Record and Return To:

Document Number: 2023- 00191263

Receipt Number: 3047486

Recorded Date/Time: December 21, 2023 02:22:45P

Book-Vol/Pg:

Cashier / Station: 0 JB / NCCL-CDND243



*Maureen O'Connell*

County Clerk Maureen O'Connell

## NOTICE UNDER MECHANIC'S LIEN LAW

PLEASE TAKE NOTICE that **LIBERTY ELEVATOR CORPORATION** a NJ corporation, with principal place of business at **63 East 24th Street, Paterson NJ 07514**, as Lienor, has and claims a Lien on real property described herein.

1. The Lienor's attorneys are:

Michael C. Brown, Esq.  
23240 Chagrin Blvd 410  
Cleveland, OH 44122  
(216) 464-6700

2. The name of the owner(s) of the real property against whose interest therein a Lien is claimed is(are):

**G & I IX JERICO PLAZA LLC**

Attn: Facilities  
220 E 42nd St  
New York NY 10017

and the interest of the owner as far as known to the lienor is: **fee simple**.

3. The name of the person to whom the lienor furnished labor and/or materials is:

**JERICO PLAZA PORTFOLIO LLC**

80 State St  
Albany NY 12207

4. The labor and/or materials furnished consisted of **materials/labor for elevators and related equipment**.

5. The agreed price and value of the labor and/or materials furnished is **\$49,903.02**.

6. The amount unpaid to the lienor for the labor and/or materials is **\$49,903.02**.

7. The total amount claimed for which this lien is filed is **\$49,903.02**.

8. The time when the first item of labor and/or materials were furnished is **January 1, 2022**.

9. The time when the last item of labor and/or materials were furnished is **November 1, 2023**.

10. The property subject to the Lien is situated in the **City of Jericho, County of Nassau, State of New York**, known as:

**Jericho Plaza One and Two**  
**Section: 11, Lot: 32, 36 & 37, Block: 355**

**1 & 2 Jericho Plaza**

**APN: 2489-11-355-00-0032-0**

**APN: 2489-11-355-00-0036-0**

**APN: 2489-11-355-00-0037-0**

**City of Jericho, County of Nassau, State of New York**

11. The labor and/or materials were furnished for and used in the improvement of the real property herein described.

12. Eight months have not elapsed dating from the last items of labor and/or materials furnished, or since completion of the contract, or since the final furnishing of the labor and/or materials for which this lien is claimed.

December 20, 2023

**LIBERTY ELEVATOR CORPORATION**

By: \_\_\_\_\_

Michael C. Brown  
Authorized Agent

**CORPORATE VERIFICATION**

STATE OF OHIO, COUNTY OF CUYAHOGA

Michael C. Brown, being duly sworn, deposes and says that deponent is the agent of the Lienor corporation named herein, that deponent has read the foregoing Notice of Lien and knows the contents thereof, and that the same is true to deponent's own knowledge, except as to the matters therein stated to be alleged upon information and belief, and that as to those matters deponent believes it to be true.

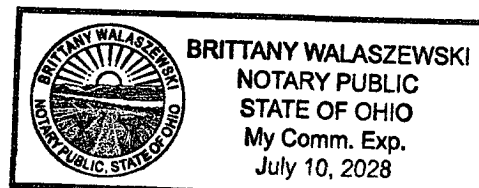
The reason this verification is made by deponent is that deponent is an agent of the lienor corporation named herein, which is a **NJ** corporation and is familiar with the facts and circumstances herein.

And the sources of deponent's information and the grounds of deponent's belief as to all matters not therein stated upon deponent's knowledge are as follows: Conversations between counsel and officers and/or employees and books and records kept in the ordinary course of business.

\_\_\_\_\_  
Michael C. Brown  
Authorized Agent

Sworn to before me this 20 December 2023.

\_\_\_\_\_  
Notary Public



433844

This instrument prepared by:  
Michael C. Brown, MCC, 23240 Chagrin Blvd 410, Cleveland, Ohio 44122, (Phone: 216-464-6700)



51 2024 00203743

Nassau County  
Maureen OConnell  
County Clerk  
Mineola, NY 11501

Ref ID#: ML 24 000031

Instrument Number: 2024- 00203743

As

L12 - MECHANICS LIEN

Recorded On:

January 23, 2024

Parties:

TO JE GRANT ASSOCIATES LLC  
G & I 1X JERICO PLAZA LLC

Num Of Pages:

Recorded By: LEVEL SET

Comment:

**\*\* Examined and Charged as Follows: \*\***

L12 - MECHANICS LIEN                      15.00    Blocks - \$300                      300.00  
Recording Charge:                      315.00

**Property Description:**

Line	Section	Block	Lot	Unit	Town Name
1	11	355	36		OYSTER BAY
2	11	355	37		OYSTER BAY

**\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\***

I hereby certify that the within and foregoing was recorded in the Clerk's Office For: Nassau County, NY

**File Information:**

**Record and Return To:**

Document Number: 2024- 00203743

Receipt Number: 3066927

Recorded Date/Time: January 23, 2024 03:38:34P

Book-Vol/Pg:

Cashier / Station: 0 DAL / NCCL-5KRYCS2



*Maureen O'Connell*

County Clerk Maureen O'Connell

Recording Requested by JE Grant Associates, LLCdba  
EnergyPlus Solutions

Please Return To the JE Grant Associates, LLCdba  
EnergyPlus Solutions  
c/o Mail Center  
9450 SW Gemini Dr #7790  
Beaverton, Oregon 97008-7105  
Reference ID: 3LRJ3QG3PTJW

SPACE ABOVE FOR RECORDER'S USE

## **NOTICE UNDER MECHANIC'S LIEN LAW FOR ACCOUNT OF PRIVATE IMPROVEMENT**

TO THE CLERK OF THE COUNTY OF Nassau County, STATE OF NEW YORK,  
AND TO ALL OTHERS WHOM IT MAY CONCERN:

### **Lienor**

JE Grant Associates, LLCdba EnergyPlus Solutions  
2468 US Highway 206 - 578  
Belle Mead, New Jersey 08502  
(347) 674-1377

### **Property Liened ("Property")**

State of New York  
County: Nassau County

1 & 2 Jericho Plaza  
Jericho, New York 11753

Company is a: Limited Liability Company (LLC)

If a corporation formed outside New York, the  
company's principal address in New York is:  
EnergyPlus Solutions 82 Nassau St Ste 835 New York,  
NY 10038-3703

Legal Property Description:  
Town of: Oyster Bay Unincorporated Situated in  
Nassau county, New York; SWIS: 282489; Section: 11;  
Block: 355; Lots: 36, 37

If a Partnership, the names of the Partners are: N/A

Is this property, or will this property be, a single family  
residence? No

Claimant License Number: N/A

### **Property Owner**

G&I IX JERICHO PLAZA, LLC  
c/o DRA Advisors LLC, 220 East 42nd St  
New York, New York 10017

**Services:** The lien is claimed for the following labor,  
services, equipment or materials:

Consulting services related to transitioning current  
tenant electric and overtime HVAC electric billing  
procedures to the new owner for both 1 and 2 Jericho  
Plaza's. React to Owner's request to quickly synthesize  
tenant electric and chilled water service bills for 1800  
Flowers for 2 Jericho Plaza for the periods from  
October 2021 to October 2022 and then from  
November 2022 to March 2023. Upon the initial site  
visit in November 2022, it was observed that 4 of 9  
existing meters were not functional and multiple other  
meter circuit locations were missing meters thereby  
requiring energy modeling of tenant occupied spaces  
and central chiller plant to produce needed bill  
documentation for tenant payment. Work effort resulted  
in tenant paying \$17,500 per month for the above  
periods and going forward. Also performed lease  
analysis and produced maintenance plan and meter  
plan. Note that agreement shows The Birch Group  
L.L.C., its affiliates and other entities, as applicable. On  
or about March 28, 2023, Birch/AMI requested that all

Upon information and belief the listed property owner  
owns 100% of the Property.

### **Hiring Party**

G&I IX JERICHO PLAZA, LLC  
c/o DRA Advisors LLC, 220 East 42nd St  
New York, New York 10017

prior invoices be re-issued under "2 Jericho Plaza" and all future invoices to use "2 Jericho Plaza" going forward; invoice title was altered per the customer's request and may not represent all liable parties, such as The Birch Group, L.L.C. and others as stated on the agreement.

**Agreed Price for Services:** \$78,514.13

**Unpaid Amount:** Amount unpaid for Services and total amount for which lien is filed: \$78,514.13

**First Date** Services Furnished: October 06, 2022

**Last Date** Services Furnished: July 02, 2023

**NOTICE IS HEREBY GIVEN** that **Lienor**, undersigned, has and claims a mechanic's lien pursuant to the Lien Law of the State of New York, on the real property above-described and identified as the **Property**.

The name and identity of the lienor is above-indicated as the **Lienor**. The name of the owner of the **Property** against whose interests therein **Lienor** claims a lien is above-identified as the **Property Owner**, and his interest therein, so far as is known to the **Lienor** is the sole owner of the **Property**, unless multiple **Property Owners** are above-listed, in which case these are the owners of the **Property** together or in the alternative, so far as is known to the **Lienor**.

The name and identity of the party with whom the contract was made by **Lienor** and pursuant to which the labor was performed and the materials were furnished is above-identified as the **Hiring Party**. The contract made between the **Lienor** and the **Hiring Party** provided that the above-described **Services** were to be furnished to the **Property**.

The agreed price for the **Services** is above-identified as the **Agreed Price for Services**. After consideration of all offsets, adjustments, additions or deletions to the work, and just credits, the amount unpaid to the **Lienor** and now due and owing is above-identified as the **Unpaid Amount**.

The statements and matters within this notice Under Mechanic's Lien Law for Account of Private Improvement are alleged upon information and belief.

State Of: Louisiana

County Of: Orleans

**Notary:** On the date indicated hereon, Charles Henson, agent for Lienor, personally came and appeared before me and voluntarily executed this instrument in the agent's stated capacity. The deponent says that s/he has read the foregoing notice under mechanic's lien law for account of private improvement and knows the contents thereof, and that as the appointed agent for the Lienor the deponent has been provided the information indicated in this notice, and that the same is true upon the deponent's information, knowledge and belief.

I, the undersigned, as a disclosed and authorized agent of the Lienor, state that I have read the foregoing Claim of Lien, that I have been provided information regarding the facts and contents therein, and that based thereupon, upon information and belief believe them to be true.

Name of Lienor:  
JE Grant Associates, LLCdba EnergyPlus Solutions

Signed:



Lienor, by Authorized and Disclosed Agent  
Print Name: Charles Henson  
Date: January 22, 2024

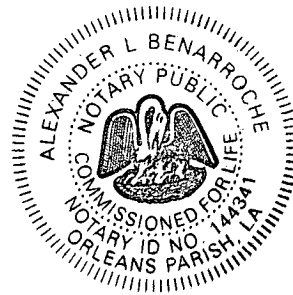
Sworn to and subscribed before me, Notary Public, on the below date:

Signed:



Notary Public

Date: January 22, 2024





AUTHORITY GRANTING LEVELSET TO SIGN FOR CLAIMANT AS  
THE CLAIMANT'S REPRESENTATIVE

**Party Granting Authority:**

JE Grant Associates, LLCdba EnergyPlus  
Solutions  
2468 US Highway 206 - 578  
Belle Mead, New Jersey 08502

**Property:**

1 & 2 Jericho Plaza  
Jericho, New York 11753  
County of Nassau County

The Party Granting Authority named above seeks to file a Notice of Mechanics Lien, mechanics lien release, or other related document with respect to the above-identified Property. By signing this document, the Party Granting Authority provides Levelset, a Delaware corporation, with the authority to sign the document, whether a mechanics lien, lien release, or other document as desired, on its behalf as its authorized representative. Further, as required by this statute, the Party Granting Authority avers and affirms that the allegations of fact within the document, whether a mechanics lien, lien release, or other document are true and correct to the best of the Party Granting Authority's knowledge and belief.

*Jeffrey Grant*

☒ e-Signature ID: HM58WS8

JE Grant Associates, LLCdba EnergyPlus Solutions

Signed by: Jeffrey Grant

\_\_\_\_\_  
(print name and title)

## Exhibit A

Date	Assignment	Purpose	Amount	Invoice	Description - Refer to Invoice Professional Services Detail for Exact Work	Due Date	Date	Months	Late Fee
11/2/2022	Jericho LI 1800 Flwrs Trmsh	\$ Time	4,234.00	130	Building Transition	12/2/2022	1/8/2024	13.22	559.58
12/21/2022	JLI 1800 Flwrs TE-CHW Bng. 1.0	\$ Time	23,707.45	139	SOW 1.0 - Tenant Electric and CHW Estimated Billing	1/20/2023	1/8/2024	11.61	2,751.36
12/21/2022	JLI 1800 Flwrs TE-CHW Bng. 1.0	\$ Tolls	32.09	139	SOW 1.0 - Tenant Electric and CHW Estimated Billing	1/20/2023	1/8/2024	11.61	3.72
12/21/2022	JLI 1800 Flwrs TE-CHW Bng. 1.0	\$ Auto	105.89	139	SOW 1.0 - Tenant Electric and CHW Estimated Billing	1/20/2023	1/8/2024	11.61	12.29
1/18/2023	Jericho LI Utility Pln. Meters	\$ Time	1,508.00	142	Formulating meter plan - Automated Logic et al	2/17/2023	1/8/2024	10.68	161.13
1/23/2023	JLI 1800 Flwrs TE-CHW Bng. 1.0	\$ Time	23,707.45	143	SOW 1.0 - Tenant Electric and CHW Estimated Billing	2/22/2023	1/8/2024	10.52	2,494.15
2/17/2023	JLI 1800 Flwrs TE-CHW Bng. 1.0	\$ Time	10,824.14	147	SOW 1.0 - Tenant Electric and CHW Estimated Billing	3/19/2023	1/8/2024	9.70	1,049.79
2/24/2023	Jericho LI Utility Pln. Meters	\$ Time	348	148	Formulating meter plan - Automated Logic et al	3/26/2023	1/8/2024	9.47	32.95
3/8/2023	JLI 1800 Flwrs Lease Analysis	\$ Time	580	149	Re-analyze lease for any means besides metered data as a basis for billing	4/7/2023	1/8/2024	9.07	255.49
4/13/2023	JLI 1800 Flwrs TE-CHW Bng. 1.0	\$ Time	2,815.61	150	SOW 1.0 - Tenant Electric and CHW Estimated Billing	5/13/2023	1/8/2024	7.89	217.63
4/13/2023	JLI 1800 Flwrs TE-CHW Bng. 1.0	\$ Time	2,758.18	154	SOW 1.0 - Tenant Electric and CHW Estimated Billing	5/13/2023	1/8/2024	7.76	111.78
5/22/2023	Late Fee	\$ Interest	1,440.67	155		6/21/2023	1/8/2024	6.61	52.30
6/19/2023	Late Fee	\$ Interest	791.41	160		7/19/2023	1/8/2024	5.69	37.73
7/19/2023	Late Fee	\$ Interest	663.36	163		8/18/2023	1/8/2024	4.70	33.76
8/29/2023	Late Fee	\$ Interest	718.03	169		9/27/2023	1/8/2024	3.39	32.82
9/27/2023	Late Fee	\$ Interest	969.15	174		10/27/2023	1/8/2024	2.40	17.63
10/24/2023	Late Fee	\$ Interest	734.53	178		11/23/2023	1/8/2024	1.51	10.10
11/20/2023	Late Fee	\$ Interest	667.54	183		12/20/2023	1/8/2024	0.62	4.19
1/8/2024	Late Fee	\$ Interest	671.02	201		2/7/2024	1/8/2024	0.00	0.00
		\$ Interest	1,237.61	208					
Total:			78,514.13	20				1%	1,237.61
Cost Summary:									
\$ Tolls			32.09						
\$ Expenses			0.00						
\$ Auto			105.89						
\$ Time			70,482.83						
\$ Interest			7,893.32						
Total:			78,514.13						
Project/Task S			\$ Amount		Description - Refer to Invoice Professional Services Detail for Exact Work				
Jericho LI 1800 Flwrs Trmsh			4,234.00		Building Transition				
JLI 1800 Flwrs TE-CHW Bng. 1.0			63,950.81		SOW 1.0 - Tenant Electric and CHW Estimated Billing				
Jericho LI Utility Pln. Meters			1,856.00		Formulating meter plan - Automated Logic et al				
JLI 1800 Flwrs Lease Analysis			580.00		Re-analyze lease for any means besides metered data as a basis for billing				
Late Fee			7,893.32						
Total:			78,514.13						



2468 US Highway 206 - 578  
Belle Mead, NJ 08502

# Invoice

DATE	INVOICE #
4/13/2023	154

BILL TO	ASSIGNMENT NAME
2 Jericho Plaza	1800 Flowers Tenant Electric and Chilled Water Estimated Billiung (SOW 1.0)

DUE DATE	P.O. NUMBER
5/13/2023	

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
Consulting	15% Service Fee Adder Per Attached Account Summary column labeled: "\$ Total Monthly Cost" \$21,216.79	0.13	21,216.79	2,758.18
Total				2,758.18
Balance Due				2,758.18



Report by: EnergyPlus Solutions  
Voice: (347) 674-1377  
Fax: (908) 359-3254

ACCOUNT SUMMARY  
March 2023

Invoice: 45006  
Date: 4/12/2023

Tenant: 1800 Flowers      Billing Period: From: 18-Feb-23      To: 21-Mar-23  
Lease: 1800Flwrs      Rate: Building Average Rate  
Property: TwoJ      Utility Provider: 2 Jericho Plaza  
Unit ID: Multiple      SF: 92,700

Month	Days		Electric Service			\$ Perimeter Units Cost Allocation	\$ Total Monthly Cost
			kWh Total	\$/kWh	\$ Cost		
Mar-23	31	E	83,493	0.191	15,908.72	8,308.07	24,216.79
Total	31		83,493	0.191	15,908.72	8,308.07	24,216.79
Annualized per SF			10.60		2.02	1.06	3.08

Please remit payment to: Jericho Plaza Portfolio LLC  
C/O AMI Management  
101 Hudson Street  
Jersey City, NJ 07302  
Attn: Accounts Receivable

Accounting questions: (845) 513-0180

NOTE: "\$" kWh/Costs and kWh shown are estimated (E = Estimated). Actual Rates and Costs shall be calculated and reconciled subject to actual meter data. Common Area Tenant Pro-Rata Share not included at this time.



2468 US Highway 206 - 578  
Belle Mead, NJ 08502

# Invoice

DATE	INVOICE #
3/8/2023	150

BILL TO	ASSIGNMENT NAME
2 Jericho Plaza	1800 Flowers Tenant Electric and Chilled Water Estimated Billing (SOW 1.0)

DUE DATE	P.O. NUMBER
4/7/2023	

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
Consulting	15% Service Fee Adder Per Attached Account Summary column labeled: "\$ Total Monthly Cost" \$21,658.55	0.13	21,658.55	2,815.61
Total				2,815.61
Balance Due				2,815.61



Report by: EnergyPlus Solutions  
Voice: (347) 674-1377  
Fax: (908) 359-3254

ACCOUNT SUMMARY  
February 2023

Invoice: 44975  
Date: 3/8/2023

Tenant: 1800 Flowers      Billing Period:      From: 23-Jan-23      To: 18-Feb-23  
Lease: 1800Flwrs      Rate: Building Average Rate  
Property: TwoJ      Utility Provider: 2 Jericho Plaza  
Unit ID: Multiple      SF: 92,700

Month	Days		Electric Service			\$ Perimeter Units Cost Allocation	\$ Total Monthly Cost
			kWh Total	\$/kWh	\$ Cost		
Feb-23	26	E	70,898	0.207	14,690.49	6,968.06	21,658.55
Total	26		70,898	0.207	14,690.49	6,968.06	21,658.55
Annualized per SF			10.74		2.22	1.06	3.28

Please remit payment to: Jericho Plaza Portfolio LLC  
C/O AMI Management  
101 Hudson Street  
Jersey City, NJ 07302  
Attn: Accounts Receivable

Accounting questions: (845) 513-0180

NOTE: "\$" kWh/Costs and kWh shown are estimated (E = Estimated). Actual Rates and Costs shall be calculated and reconciled subject to actual meter data. Common Area Tenant Pro-Rata Share not included at this time.



2468 US Highway 206 - 578  
Belle Mead, NJ 08502

# Invoice

DATE	INVOICE #
2/17/2023	147

BILL TO	ASSIGNMENT NAME
2 Jericho Plaza	1800 Flowers Tenant Electric and Chilled Water Estimated Retro Billing (SOW 1.0)

DUE DATE	P.O. NUMBER
3/19/2023	

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
Consulting	15% Service Fee Adder Per Attached Account Summary column labeled: "\$ Balance Due" \$83,262.63 Billing period 11/22 - 1/23	0.13	83,262.63	10,824.14

Thank you for your business!

Total	10,824.14
Balance Due	10,824.14



Report by: EnergyPlus Solutions  
Voice: (347) 674-1377  
Fax: (908) 359-3254

ACCOUNT SUMMARY  
October 2022 to January 2023

Date: 2/16/2023

Tenant: 1800 Flowers  
Lease: 1800Flws  
Property: TwoJ  
Unit ID: Multiple  
Billing Period:  
Rate:  
Utility Provider:  
SF:  
From: 20-Oct-22  
Building Average Rate  
2 Jericho Plaza  
92,700  
To: 23-Jan-23

Month	Start Date	End Date	Days		Electric Service			\$ Perimeter Units Cost Allocation	\$ Total Monthly Cost	\$ Previously Billed	\$ Balance Due
					kWh Total	\$/kWh	\$ Cost				
Nov-22	10/20/22	11/18/22	29	E	76,654	0.250	19,189.31	7,849.53	27,038.84	0.00	27,038.84
Dec-22	11/18/22	12/20/22	32	E	85,422	0.237	20,208.75	7,829.21	28,037.96	0.00	28,037.96
Jan-23	12/20/22	01/23/23	34	E	93,197	0.221	20,637.95	7,547.88	28,185.83	0.00	28,185.83
Total				95	255,274	0.235	60,036.02	23,226.61	83,262.63	0.00	\$83,262.63
Annualized per SF					10.58		2.49	0.96	3.45	0.00	3.45

Please remit payment to:  
Jericho Plaza Portfolio LLC  
C/O AMI Management  
101 Hudson Street  
Jersey City, NJ 07302  
Attn: Accounts Receivable

Accounting questions: (845) 513-0180

NOTE: \*\$/kWh/Costs and kWh shown are estimated (E = Estimated). Actual Rates and Costs shall be calculated and reconciled subject to actual meter data. Common Area Tenant Pro-Rata Share not included at this time.





2468 US Highway 206 - 578  
Belle Mead, NJ 08502

# Invoice

DATE	INVOICE #
1/23/2023	143

BILL TO	ASSIGNMENT NAME
2 Jericho Plaza	1800 Flowers Tenant Electric and Chilled Water Estimated Retro-Billing (SOW 1.0)

DUE DATE	P.O. NUMBER
2/22/2023	

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
Consulting	50% of 15% services fee adder per attached Account Summary "\$ Balance Due" of \$364,729.81 (\$182,365) Billing Period 9/21 - 10/22 Part 2 of 2 Subject to settleup based on actual meter data	0.13	182,365.00	23,707.45

Thank you for your business!

Total	23,707.45
Balance Due	23,707.45



Report by: EnergyPlus Solutions  
Voice: (347) 674-1377  
Fax: (908) 359-3254

ACCOUNT SUMMARY  
September 2021 to October 2022

Date: 12/2/2022

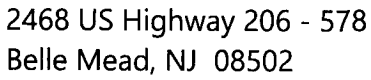
Tenant: 1800 Flowers  
Lease: 1800Flwrs  
Property: TwoJ  
Unit ID: Multiple  
Billing Period:  
Rate:  
Utility Provider:  
SF:  
From: 21-Sep-21  
Building Average Rate  
2 Jericho Plaza  
92,700  
To: 20-Oct-22

Month	Start Date	End Date	Days		Electric Service			\$ Perimeter Units Cost Allocation	\$ Total Monthly Cost	\$ Previously Billed	\$ Balance Due
					kWh Total	\$/kWh	\$ Cost				
Oct-21	09/21/21	10/21/21	30	E	75,471	0.251	18,974.68	5,281.61	24,256.29	0.00	24,256.29
Nov-21	10/21/21	11/18/21	28	E	74,011	0.211	15,637.69	4,929.50	20,567.19	0.00	20,567.19
Dec-21	11/18/21	12/20/21	32	E	85,422	0.213	18,213.99	5,633.71	23,847.71	0.00	23,847.71
Jan-22	12/20/21	01/21/22	32	E	87,715	0.199	17,486.18	8,576.07	26,062.25	0.00	26,062.25
Feb-22	01/21/22	02/17/22	27	E	73,625	0.203	14,924.78	7,236.06	22,160.84	0.00	22,160.84
Mar-22	02/17/22	03/21/22	32	E	86,186	0.227	19,547.96	8,576.07	28,124.03	0.00	28,124.03
Apr-22	03/21/22	04/21/22	31	E	82,598	0.233	19,246.15	8,308.07	27,554.21	0.00	27,554.21
May-22	04/21/22	05/19/22	28	E	73,686	0.231	17,006.76	7,504.06	24,510.82	0.00	24,510.82
Jun-22	05/19/22	06/20/22	32	E	80,502	0.293	23,565.91	8,576.07	32,141.99	0.00	32,141.99
Jul-22	06/20/22	07/21/22	31	E	77,987	0.353	27,502.62	8,308.07	35,810.69	0.00	35,810.69
Aug-22	07/21/22	08/22/22	32	E	80,502	0.332	26,758.60	8,576.07	35,334.67	0.00	35,334.67
Sep-22	08/22/22	09/21/22	30	E	75,471	0.367	27,714.13	8,040.07	35,754.20	0.00	35,754.20
Oct-22	09/21/22	10/20/22	29	E	72,955	0.286	20,832.87	7,772.06	28,604.93	0.00	28,604.93
<b>Total</b>			<b>394</b>		<b>1,026,131</b>	<b>0.261</b>	<b>267,412.32</b>	<b>97,317.49</b>	<b>364,729.81</b>	<b>0.00</b>	<b>\$364,729.81</b>
<b>Annualized per SF</b>					<b>10.25</b>		<b>2.67</b>	<b>0.97</b>	<b>3.64</b>	<b>0.00</b>	<b>3.64</b>

Please remit payment to:  
Jericho Plaza Portfolio LLC  
C/O AMI Management  
101 Hudson Street  
Jersey City, NJ 07302  
Attn: Accounts Receivable

Accounting questions: (845) 513-0180

NOTE: "\$" kWh/Costs and kWh shown are estimated (E = Estimated). Actual Rates and Costs shall be calculated and reconciled subject to actual meter data. Common Area Tenant Pro-Rata Share not included at this time.



DATE	INVOICE #
2/24/2023	148

		DUE DATE	P.O. NUMBER
		3/26/2023	
ITEM	DESCRIPTION	QTY	AMOUNT
Consulting	Refer to Professional Services - Details	1.2	290.00
			348.00
Thank you for your business!		Total	348.00
		Balance Due	348.00



## Professional Services - Details

2/24/2023 4:26 PM

Page: 1 of: 1

Jericho LI Utility Pin_Meters						
Date	Day	Purpose	Hours	Owner	\$ Auto	\$ Time
				290		
1/23/2023	Mon	Respond to Automated Logics inquiry on Next steps	0.20	X	\$0.00	\$58.00
2/2/2023	Thu	Share LIPA residential TOD roll out for 2024. Show PSEG LI current seasonal demand rates to illustrate the basis for specifying the proper meter and data system. Outline meter and meter data systems and Watt stopper and hour meter plan. Collaborate on 1800 Flowers approach to resolve hesitation in paying the bill. Mike and Jon.	1.00	X	\$0.00	\$290.00
Subtotal:			6.40	0.0	\$0.00	\$1,856.00
Billed to Date:					0.00	1,508.00
Current Due:					\$0.00	\$348.00



2468 US Highway 206 - 578  
Belle Mead, NJ 08502

# Invoice

DATE	INVOICE #
2/24/2023	149

BILL TO	ASSIGNMENT NAME
2 Jericho Plaza	Jericho LI - Lease Plan

DUE DATE	P.O. NUMBER
3/26/2023	

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
Consulting	Refer to Professional Services - Details	2	290.00	580.00
Total				580.00
Balance Due				580.00



## Professional Services - Details

2/24/2023 4:29 PM

Page: 1 of: 1

JLI_1800 Flwrs_Lease Analysis						
Date	Day	Purpose	Hours	Owner	\$Auto	\$Time
				290		
1/3/2023	Tue	Read lease to see if there is a pre-construction clause that can work. Also data center by survey.	0.50	X	\$0.00	\$145.00
1/4/2023	Wed	Send Mike the highlighted portions of the lease. Cannot see any foothold to bill anything except metered data for anything except the supplemental coding in the server room. This is 2 x 1 ton Mitsubishi split systems.	0.20	X	\$0.00	\$58.00
1/4/2023	Wed	Review 12/29 email and attachment from Mike L. Showed rent statements and EPS bill attachments. Make agenda for teams meeting tomorrow with Jon and possibly Mike.	0.50	X	\$0.00	\$145.00
1/5/2023	Thu	Teams meeting with Jon and Mike to discuss next steps. Mike to speak to 1800 Flowers to move historic billing off center. Propose meter plan to tenant to solve the problem. EPS to produce meter and timer data system outline specification for electrical contractor design build pricing. Target date for meter system replacement is March 2023. Time clocks is a second phase.	0.80	X	\$0.00	\$232.00
Subtotal:			2.00	0.0	\$0.00	\$580.00
Billed to Date:					0.00	0.00
Current Due:					\$0.00	\$580.00



2468 US Highway 206 - 578  
Belle Mead, NJ 08502

# Invoice

DATE	INVOICE #
12/21/2022	139

BILL TO	ASSIGNMENT NAME
2 Jericho Plaza	1800 Flowers Tenant Electric and Chilled Water Estimated Retro-Billing (SOW 1.0)

DUE DATE	P.O. NUMBER
1/20/2023	

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
Consulting	50% of 15% services fee adder per attached Account Summary "\$ Balance Due" of \$365,729.81 (\$182,365) Billing period 9/21 - 10/22 Part 1 of 2 Subject to settleup based on actual meter data	0.13	182,365.00	23,707.45
Tolls		1	32.09	32.09
Mileage		181	0.585	105.89

Thank you for your business!

Total	23,845.43
Balance Due	23,845.43



Report by: EnergyPlus Solutions  
Voice: (347) 574-1377  
Fax: (908) 359-3254

ACCOUNT SUMMARY  
September 2021 to October 2022

Date: 12/2/2022

Tenant: 1800 Flowers  
Lease: 1800Flwrs  
Property: TwoJ  
Unit ID: Multiple

Billing Period:  
Rate:  
Utility Provider:  
SF:

From: 21-Sep-21  
Building Average Rate  
2 Jericho Plaza  
92,700

To: 20-Oct-22

Month	Start Date	End Date	Days		Electric Service			\$ Perimeter Units Cost Allocation	\$ Total Monthly Cost	\$ Previously Billed	\$ Balance Due
					kWh Total	\$/kWh	\$ Cost				
Oct-21	09/21/21	10/21/21	30	E	75,471	0.251	18,974.68	5,281.61	24,256.29	0.00	24,256.29
Nov-21	10/21/21	11/18/21	28	E	74,011	0.211	15,637.69	4,929.50	20,567.19	0.00	20,567.19
Dec-21	11/18/21	12/20/21	32	E	85,422	0.213	18,213.99	5,633.71	23,847.71	0.00	23,847.71
Jan-22	12/20/21	01/21/22	32	E	87,715	0.199	17,486.18	8,576.07	26,062.25	0.00	26,062.25
Feb-22	01/21/22	02/17/22	27	E	73,625	0.203	14,924.78	7,236.06	22,160.84	0.00	22,160.84
Mar-22	02/17/22	03/21/22	32	E	86,186	0.227	19,547.96	8,576.07	28,124.03	0.00	28,124.03
Apr-22	03/21/22	04/21/22	31	E	82,598	0.233	19,246.15	8,308.07	27,554.21	0.00	27,554.21
May-22	04/21/22	05/19/22	28	E	73,686	0.231	17,006.76	7,504.06	24,510.82	0.00	24,510.82
Jun-22	05/19/22	06/20/22	32	E	80,502	0.293	23,565.91	8,576.07	32,141.99	0.00	32,141.99
Jul-22	06/20/22	07/21/22	31	E	77,987	0.353	27,502.62	8,308.07	35,810.69	0.00	35,810.69
Aug-22	07/21/22	08/22/22	32	E	80,502	0.332	26,758.60	8,576.07	35,334.67	0.00	35,334.67
Sep-22	08/22/22	09/21/22	30	E	75,471	0.367	27,714.13	8,040.07	35,754.20	0.00	35,754.20
Oct-22	09/21/22	10/20/22	29	E	72,955	0.286	20,832.87	7,772.06	28,604.93	0.00	28,604.93
<b>Total</b>			<b>394</b>		<b>1,026,131</b>	<b>0.261</b>	<b>267,412.32</b>	<b>97,317.49</b>	<b>364,729.81</b>	<b>0.00</b>	<b>\$364,729.81</b>
<b>Annualized per SF</b>					<b>10.25</b>		<b>2.67</b>	<b>0.97</b>	<b>3.64</b>	<b>0.00</b>	<b>3.64</b>

Please remit payment to:

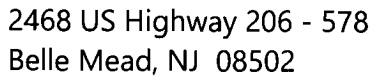
Jericho Plaza Portfolio LLC  
C/O AMI Management  
101 Hudson Street  
Jersey City, NJ 07302  
Attn: Accounts Receivable

Accounting questions:

(845) 513-0180

NOTE: "\$" kWh/Costs and kWh shown are estimated (E = Estimated). Actual Rates and Costs shall be calculated and reconciled subject to actual meter data. Common Area Tenant Pro-Rata Share not included at this time.





DATE	INVOICE #
1/18/2023	142

		DUE DATE	P.O. NUMBER
		2/17/2023	
ITEM	DESCRIPTION	QTY	RATE
Consulting	Refer to Professional Services - Details	5.2	290.00
			1,508.00
Thank you for your business!		Total	1,508.00
		Balance Due	1,508.00



## Professional Services - Details

2/24/2023 9:54 AM

Page: 1 of: 1

Date	Day	Purpose	Hours	Owner	\$ Auto	\$ Time
				290		
12/13/2022	Tue	Conference Call for Jericho 1 and 2 Plan - Rent Roll, Leases, Jon - Sheila - Automated Logic. 2023 Budget Billing Amounts - Email	1.50	X	\$0.00	\$435.00
12/14/2022	Wed	Attend remote LIPA monthly meeting - gather information on new tariffs, merchant power and solar incentives. 25 MW - Tier 1 RECS NYSEDA \$500/MW paid over 10 years. Shoppable portion of bill increased. Also feed in tariff targeting 25 MW	2.00	NC	\$0.00	\$0.00
12/28/2022	Wed	Review Automated Logic existing points list. Propose times for Automated Logic and Jon meeting to see what the point list data streams are and figure out how they might be utilized.	0.20	X	\$0.00	\$58.00
1/3/2023	Tue	Meters - Conduct automated logic meeting with Lee Lehle, Alison Seipp, Jon S. and Mike L.	0.50	X	\$0.00	\$145.00
1/3/2023	Tue	Meters - Discuss hurdles with existing engineering staff, confirm direction to pursue Automated Logic solution for the time being, with Mike L. Produce meeting summary and follow up items assignments for meeting next week. Set Teams meeting for follow up next week.	1.00	X	\$0.00	\$290.00
1/3/2023	Tue	Meters - Spoke to Justin - Emon Technical support - Meters are 2 wire pulse. Need an Interval Data Recorder 8 or 16 point - to convert to Modbus. Installation and technical information coming. It should contain pulse multipliers	0.50	X	\$0.00	\$145.00
1/3/2023	Tue	Meters - Received Emon technical information - 2 wire pulse - 4.5-28 VDC electronic dry contacts. Make sure Automated Logic can receive input as a voltage sink, Emailed Pollart Sales for IDR 8 and 16 point panels.	0.50	X	\$0.00	\$145.00
1/8/2023	Sun	Construct SOW 3.0 for 1800 Flowers Tenant Electric Utility Meters - EPC RFQ/RFP - Commissioning and System Integration	1.00	NC	\$0.00	\$0.00
1/13/2023	Fri	Automated Logic Teams meeting: Objective is to understand what platform it can offer for utility meter data, watt stopper timer operation and hour meter activation data acquisition. Write up recommendations for Birch group: Separate data systems vs Automated Logic platform.	1.00	X	\$0.00	\$290.00
1/13/2023	Fri	Rework scope for Automated Logic pricing alternate. Add pre-bid meeting to scope. Revisit phasing of meters first, then optional second phase for tenant overtime data systems.	1.00	NC	\$0.00	\$0.00
1/17/2023	Tue	Proposal - Schedule tasks and responsibilities. Write proposal letter	2.00	NC	\$0.00	\$0.00
Subtotal:			5.20	0.0	\$0.00	\$1,508.00
Billed to Date:					0.00	1,508.00
Current Due:					\$0.00	\$0.00

Nassau County  
Maureen OConnell  
County Clerk  
Mineola, NY 11501



Ref ID#: EC 23 602630

Instrument Number: 2023- 00062654

As

J67 - ELECTRONIC DEFAULT JUDGMENT

Recorded On: April 25, 2023

Parties: POWER-FLO TECHNOLOGIES INC

TO JERICO PLAZA PORTFOLIO LLC

Num Of Pages: 3

Recorded By: ROBERT ANSELL

Comment:

**\*\* Examined and Charged as Follows: \*\***

J67 - ELECTRONIC DEFAULT JUD 45.00

Recording Charge: 45.00

**\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\***

I hereby certify that the within and foregoing was recorded in the Clerk's Office For: Nassau County, NY

**File Information:**

**Record and Return To:**

Document Number: 2023- 00062654

Receipt Number: 2864203

Recorded Date/Time: April 25, 2023 11:53:00A

Book-Vol/Pg: Bk-K VI-832 Pg-131

Cashier / Station: 0 DAL / NCCL-3KZLH03



*Maureen O'Connell*

County Clerk Maureen O'Connell

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF NASSAU

POWER-FLO TECHNOLOGIES, INC. d/b/a  
UNITED ELECTRIC POWER,

Plaintiff,

Index No. 602630/2023

- against -

An action against an entity based upon non-payment  
of a contractual obligation.

JERICO PLAZA PORTFOLIO LLC

Defendant.

Amount claimed in Complaint (notice).....	\$18,620	83		
Interest 1.5% per month as of 3/17/23.....	\$1,982	11	\$20,602	94
Costs by Statute.....	55 <sup>00</sup>			
Service of Summons and Complaint.....	<del>\$126</del>	80		
Affidavits.....				
Transcripts and Docketing.....				
Clerk's Fees entering Judgment.....				
Postage.....				
Sheriff's Fees on Execution.....				
Satisfaction Piece.....				
Taxing Costs.....				
Fee for Index Number.....	\$210	00		
Costs taxed at.....				
Legal Fees (including taxable costs & disbursements) Clerk				
			Total.....	<del>\$20,939.74</del> 20,867.94

ADJUSTED AT \$ 265<sup>00</sup>  
THIS 25 DAY OF April 20 23  
Maurice O'Connell  
Clerk, Nassau Co.

STATE OF NEW YORK, COUNTY OF NASSAU ss.:  
The undersigned, attorney at law of the State of New York

ATTORNEY'S AFFIRMATION

ROBERT J. ANSELL, attorney of record for the plaintiff herein, states that the disbursements above specified are correct and true and have been or will necessarily be made or incurred herein and are reasonable in amount, that the time for the defendant to appear or answer herein has expired and that the said defendant has not appeared or answered herein. The undersigned affirms this statement to be true under the penalties of perjury.

Dated: New Hyde Park, New York  
March 17, 2023

ROBERT J. ANSELL

JUDGMENT based upon the default of defendant in answering, appearing, or moving in response to the complaint, entered in favor of plaintiff,

NOW, ON MOTION OF **Robert J. Ansell**, *general counsel and attorney for plaintiff it is,*

ADJUDGED *that* Power-Flo Technologies, Inc. d/b/a United Electric Power, *plaintiff*, with a principal place of business at 270 Park Avenue, New Hyde Park, New York 11040 do recover of *defendant* Jericho Plaza Portfolio LLC, with an address at 2 Jericho Plaza, Jericho, New York 11753 the principal sum of \$18,620.83 together with interest in the amount of \$1,982.11 together with costs and disbursements of \$ 265.<sup>00</sup> for judgment in the total sum of \$20,867.94 and that plaintiff have execution therefor.

Margaret O'Connell .....Clerk